

# CITY OF HUNTINGTON BEACH

MEETING DATE: November 15, 2004

DEPARTMENT ID NUMBER: PL04-21

Council/Agency Meeting Held: _____ Deferred/Continued to: _____ <input type="checkbox"/> Approved <input type="checkbox"/> Conditionally Approved <input type="checkbox"/> Denied	_____ City Clerk's Signature
Council Meeting Date: November 15, 2004	Department ID Number: PL04-21

## CITY OF HUNTINGTON BEACH REQUEST FOR CITY COUNCIL ACTION

**SUBMITTED TO:** HONORABLE MAYOR AND CITY COUNCIL MEMBERS

**SUBMITTED BY:** *Penelope Culbreth-Graft*  
 PENELOPE CULBRETH-GRAFT, City Administrator

**PREPARED BY:** HOWARD ZELEFSKY, Director of Planning *[Signature]*

**SUBJECT:** APPROVE ZONING TEXT AMENDMENT NO. 03-01 (THROUGH LOT DEVELOPMENT STANDARDS)

Statement of Issue, Funding Source, Recommended Action, Alternative Action(s), Analysis, Environmental Status, Attachment(s)

**Statement of Issue:** At the October 4, 2004 City Council meeting, the zoning text amendment was continued to the November 15, 2004 meeting with the public hearing closed. The City Council directed staff to return with alternative guidelines for design of block walls within the rear and street side yards of through-lots. The intent of the guidelines is to create a standardized block wall design that allows for limited expansion of yards while still preserving the aesthetic qualities of slopes at the rear of through lots.

Based on the direction of the City Council, staff analyzed several block wall designs currently existing in Huntington Harbor. Four alternatives for through lot fencing have been provided for City Council review. Each alternative is provided in this report and is accompanied by a technical drawing and the text modifications necessary to implement each block wall design under a conditional use permit request.

### Alternative Action(s):

The City Council may make the following alternative motion(s):

1. "Approve Zoning Text Amendment No. 03-01 with findings for approval and adopt Ordinance No. 3085A including the design criteria identified on Alternative A, B, C or D." (Attachment No. 2)

D-1

## REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: November 15, 2004

DEPARTMENT ID NUMBER: PL04-21

2. "Approve Zoning Text Amendment No. 03-01 with findings for approval (Attachment No. 1) and adopt Ordinance No. 3685B ." (Attachment No. 3) **(Planning Commission/Staff Recommendation)**
3. "Approve Zoning Text Amendment No. 03-01 with findings for approval (Attachment No. 4) and adopt Ordinance No. 3685C ." (Attachment No. 4) **(Original City Council Direction with Five Modifications)**
4. "Deny Zoning Text Amendment No. 03-01

### Analysis:

The purpose of each alternative is to provide a standardized block wall design to be applied to through lots that back up to a local street. The goal of a standardized block wall design is to create uniformity in the appearance along the rear of through lots and to allow property owners the ability to expand their rear yards into the existing slope while preserving the aesthetic qualities of slopes at the rear of through lots in Huntington Harbor. Below are three options for processing block wall requests that can range from administrative approval to Planning Commission approval.

- ☐ Walls or fences that comply with the new design criteria are permitted by right. All other variations in design would require approval of a conditional use permit by the Zoning Administrator; or
- ☐ Walls or fences that comply with the new design criteria are permitted by right. All other variations in design would require approval of a conditional use permit by the Planning Commission; or
- ☐ Walls or fences that comply with the new design criteria require approval of a conditional use permit by the Zoning Administrator. All other variations in design would require approval by the Planning Commission.

The following design alternatives have been provided for City Council review:

### ALTERNATIVE A

This design alternative would allow for a low wall with a maximum height of two feet along the rear property line. A second wall would be permitted at a setback of five feet from the rear property line with a maximum height of six feet measured from adjacent grade. The second wall could be either retaining, non-retaining, or a combination thereof. Staff would also include a requirement that the wall be constructed of decorative materials such as split-face block, stone, brick, etc. In addition decorative pilasters would be required at ten-foot intervals along the entire length of the block wall. The following text amendment would be required to implement this design.

## REQUEST FOR CITY COUNCIL ACTION

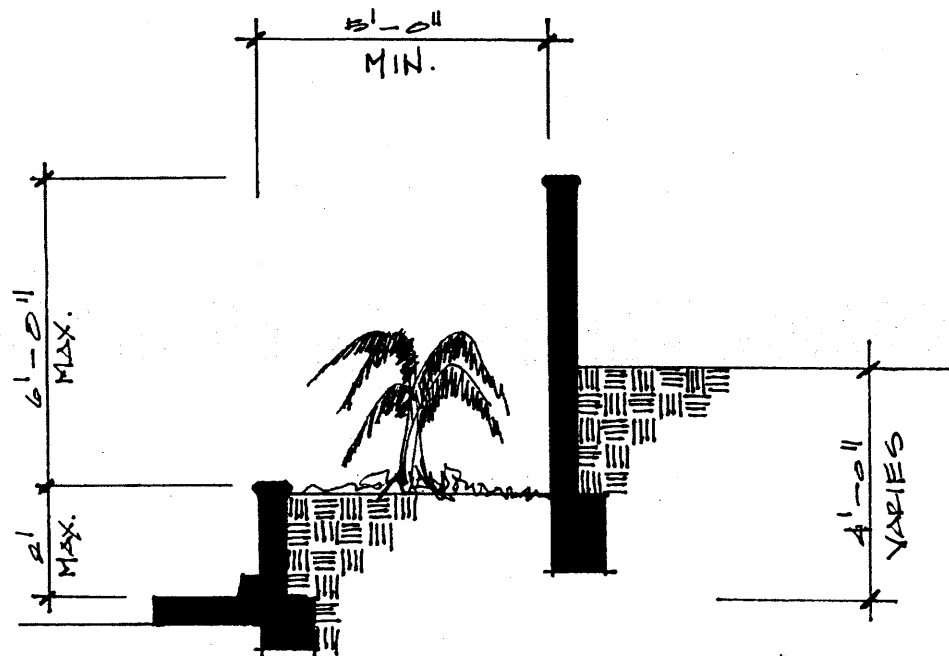
MEETING DATE: November 15, 2004

DEPARTMENT ID NUMBER: PL04-21

### 230.88 Fencing and Yards

#### A. Permitted Fences and Walls.

3. Fences or walls within the rear yard setback area of a through lot shall not exceed 42 inches in height. This subsection shall not apply to lots abutting arterial highways. **Fences or walls that exceed 42 inches in height, and are located within the rear yard or exterior side yard setback of a through lot with a grade differential in excess of three feet, may be permitted subject to a conditional use permit by the Zoning Administrator/Planning Commission, provided they comply with the following design criteria:**
  - a. A retaining wall with a maximum height of two (2) feet, measured from the top of the highest adjacent curb, shall be located along the rear property line.
  - b. A second wall with a maximum height of six (6) feet, measured from the adjacent grade, shall be located at a five-foot setback from the rear property line. The wall may be retaining, non-retaining, or a combination thereof.
  - c. Pilasters shall be placed at ten-foot intervals along the entire length of the wall. The wall shall be constructed of decorative materials such as split-face block, stone, brick, etc. (See Exhibit below)



D-1.3

# REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: November 15, 2004

DEPARTMENT ID NUMBER: PL04-21

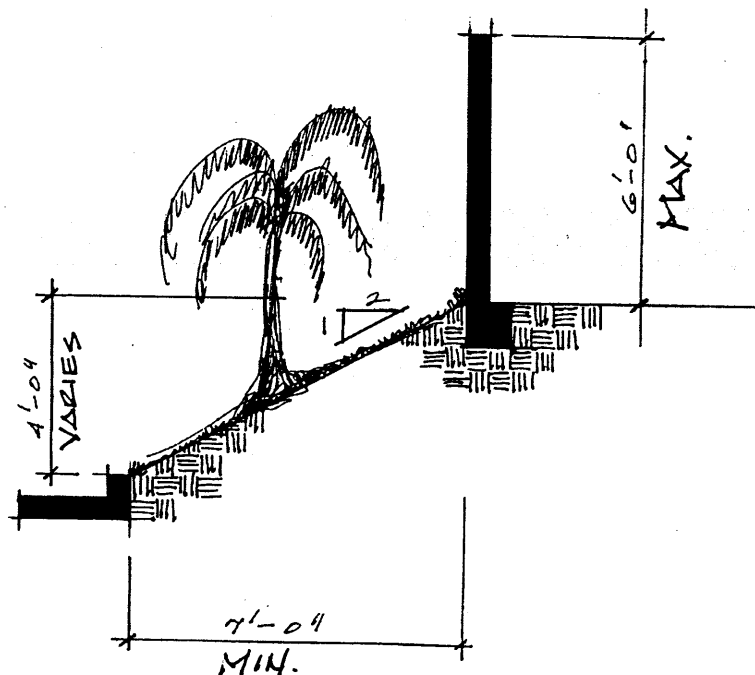
## ALTERNATIVE B

This design alternative would permit a six-foot wall at a setback of seven feet from the rear property line with a maximum height of six feet measured from adjacent grade. A minimum slope ratio of 2:1 is also required. Staff has included a requirement that the wall be constructed of decorative materials such as split-face block, stone, brick, etc. In addition decorative pilasters would be required at ten-foot intervals along the entire length of the block wall. The following text amendment would be required to implement this design.

### 230.88 Fencing and Yards

#### A. Permitted Fences and Walls.

3. Fences or walls within the rear yard setback area of a through lot shall not exceed 42 inches in height. This subsection shall not apply to lots abutting arterial highways. **Fences or walls that exceed 42 inches in height, and are located within the rear yard or exterior side yard setback of a through lot with a grade differential in excess of three feet, may be permitted subject to a conditional use permit by the Zoning Administrator/Planning Commission, provided they comply with the following design criteria:**
  - a. A wall with a maximum height of six (6) feet, measured from the adjacent grade, shall be located at a five-foot setback from the rear property line. The wall may be retaining, non-retaining, or a combination thereof.
  - b. The minimum slope ratio shall be 2:1 spanning from the top of curb to the base of the block wall.
  - c. Pilasters shall be placed at ten-foot intervals along the entire length of the wall. The wall shall be constructed of decorative materials such as split-face block, stone, brick, etc. (See Exhibit below)



D-1.4

PL04-21 Through Lots(3)

11/2/2004 2:35 PM

## REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: November 15, 2004

DEPARTMENT ID NUMBER: PL04-21

---

### ALTERNATIVE C

This design alternative would allow for a low wall with a maximum height of two feet along the rear property line. A second combination wall and view fence would be permitted at a setback of nine feet from the rear property line with a maximum wall height of three feet topped with a five-foot tall view fence, measured from adjacent grade. The second wall could be either retaining, non-retaining, or a combination thereof. A minimum slope ratio of 2:1 shall also be required. Staff recommends a requirement that the wall be constructed of decorative materials such as split-face block, stone, brick, etc. The following text amendment would be required to implement this design.

### 230.88 Fencing and Yards

#### A. Permitted Fences and Walls.

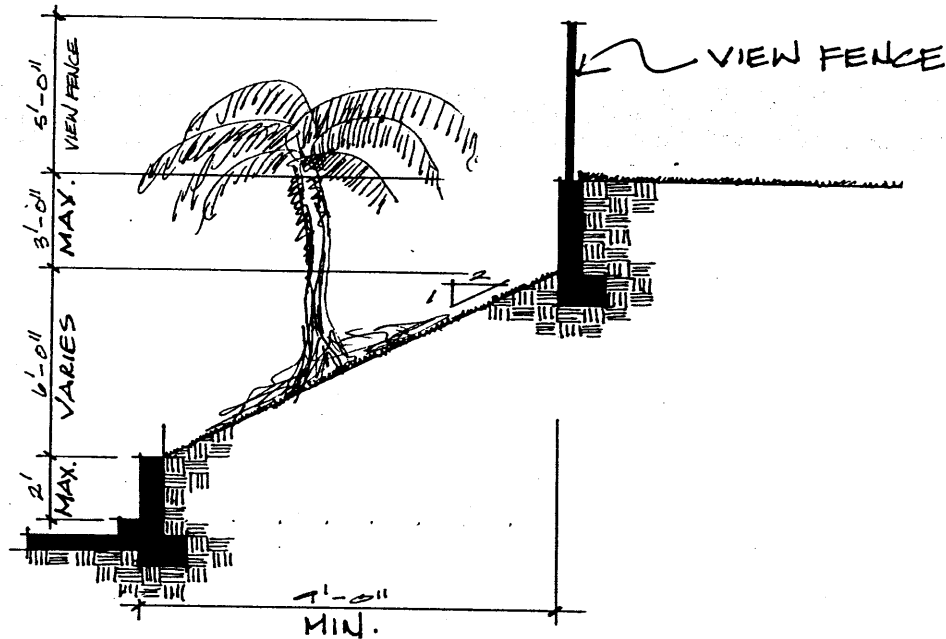
3. Fences or walls within the rear yard setback area of a through lot shall not exceed 42 inches in height. This subsection shall not apply to lots abutting arterial highways. **Fences or walls that exceed 42 inches in height, and are located within the rear yard or exterior side yard setback of a through lot with a grade differential in excess of three feet, may be permitted subject to a conditional use permit by the Zoning Administrator/Planning Commission, provided they comply with the following design criteria:**
  - a. A retaining wall with a maximum height of two (2) feet, measured from the top of the highest adjacent curb, shall be located along the rear property line.
  - b. A combination wall and view fence with a maximum height of eight (8) feet, measured from the adjacent grade, shall be located at a nine-foot setback from the rear property line. The maximum height of the wall shall be three (3) feet and the maximum height of the view fence shall be five (5) feet. The wall may be retaining, non-retaining, or a combination thereof.
  - c. The minimum slope ratio shall be 2:1 spanning from the top of curb to the base of the block wall.
  - d. The wall shall be constructed of decorative materials such as split-face block, stone, brick, etc. (See Exhibit below)

D-1.5

# REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: November 15, 2004

DEPARTMENT ID NUMBER: PL04-21



## ALTERNATIVE D

This design alternative would allow for a low wall with a maximum height of two feet along the rear property line. A second combination wall and view fence would be permitted at a setback of ten feet from the rear property line with a maximum wall height of 18 inches topped with a five-foot tall view fence, measured from adjacent grade. The second wall could be either retaining, non-retaining, or a combination thereof. A minimum slope ratio of 2:1 shall also be required. Staff would again recommend a requirement that the wall be constructed of decorative materials such as split-face block, stone, brick, etc. The following text amendment would be required to implement this design.

### 230.88 Fencing and Yards

#### A. Permitted Fences and Walls.

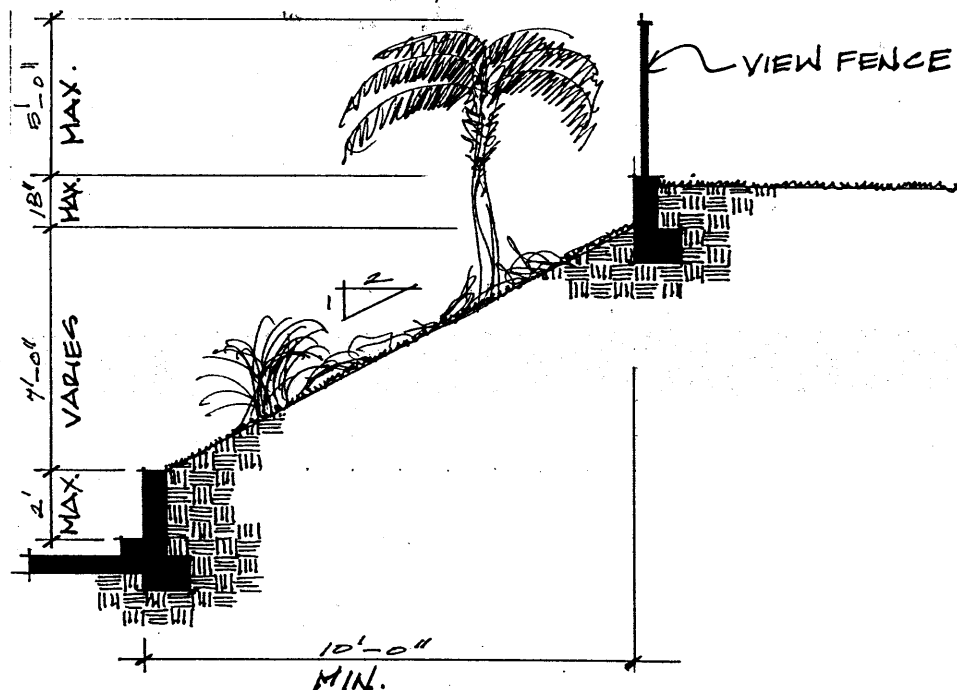
4. Fences or walls within the rear yard setback area of a through lot shall not exceed 42 inches in height. This subsection shall not apply to lots abutting arterial highways. **Fences or walls that exceed 42 inches in height, and are located within the rear yard or exterior side yard setback of a through lot with a grade differential in excess of three feet, may be permitted subject to a conditional use permit by the Zoning Administrator/Planning Commission, provided they comply with the following design criteria:**
  - a. A retaining wall with a maximum height of two (2) feet, measured from the top of the highest adjacent curb, shall be located along the rear property line.

## REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: November 15, 2004

DEPARTMENT ID NUMBER: PL04-21

- b. A combination wall and view fence with a maximum height of six (6) feet six (6) inches, measured from the adjacent grade, shall be located at a ten-foot setback from the rear property line. The maximum height of the wall shall be 18 inches and the maximum height of the view fence shall be five (5) feet. The wall may be retaining, non-retaining, or a combination thereof.
- c. The minimum slope ratio shall be 2:1 spanning from the top of curb to the base of the block wall.
- d. The wall shall be constructed of decorative materials such as split-face block, stone, brick, etc. (See Exhibit below)



### SUMMARY:

The provision of design criteria within the HBZSO for block walls located at the rear of through lots provides clear direction to the homeowners. It is recommended that block walls that comply with the aforementioned design standards be approved administratively (without a CUP). However, any block wall that seeks deviation to the design standards should be subject to a conditional use permit and review by the Zoning Administrator. Staff recommends approval of Zoning Text Amendment No. 03-01 for the following reasons.

- The amendments clarify the definitions for certain terms relating to through lots by identifying both the front and rear yards as frontages.
- The expanded public notification regarding a CUP for walls and fences that deviate from the design standards allows for greater public participation and awareness.
- The incorporation of design criteria will allow for limited expansion of yards areas while preserving the aesthetic appearance of slopes at the rear of through lots.

7 D-1.7

# REQUEST FOR CITY COUNCIL ACTION

MEETING DATE: November 15, 2004

DEPARTMENT ID NUMBER: PL04-21

## Attachment(s):

City Clerk's Page Number	No.	Description
9	1.	Findings for Approval – ZTA No. 03-01
11	2.	Ordinance No. <u>3685A</u> including legislative draft.
14	3.	Ordinance No. <u>3685B</u> including legislative draft. (Planning Commission/Staff Recommendation)
17	4.	Ordinance No. <u>3685C</u> including legislative draft. (City Council Directed with five modifications)
23	5.	City Council Staff Report dated October 4, 2004

RCA Author: PD, HF

D-1.8

PL04-21 Through Lots(3)

8

11/2/2004 4:55 PM